Municipal Setting Designations



Jennifer M. Clancey Program Manager

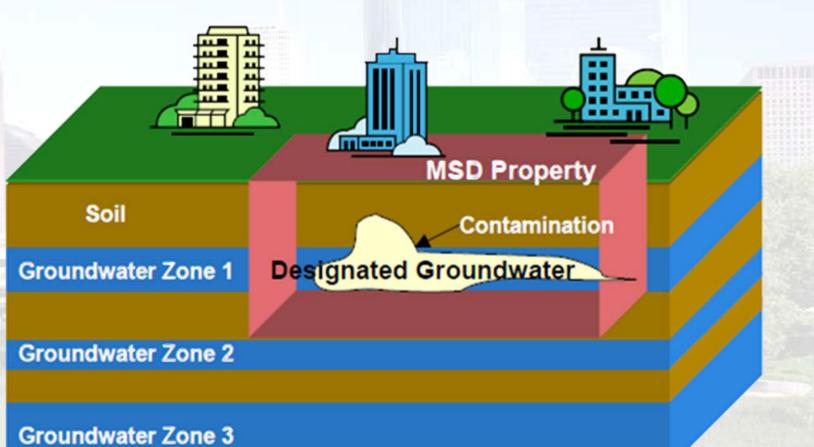


What is an MSD?

- A <u>voluntary</u> deed restriction that prohibits the use of impaired groundwater as potable water
 - A tool property owners can use to address environmental impairments to groundwater
 - Allows reinvestment and redevelopment of impaired properties
- A public health protection



MSD Depiction





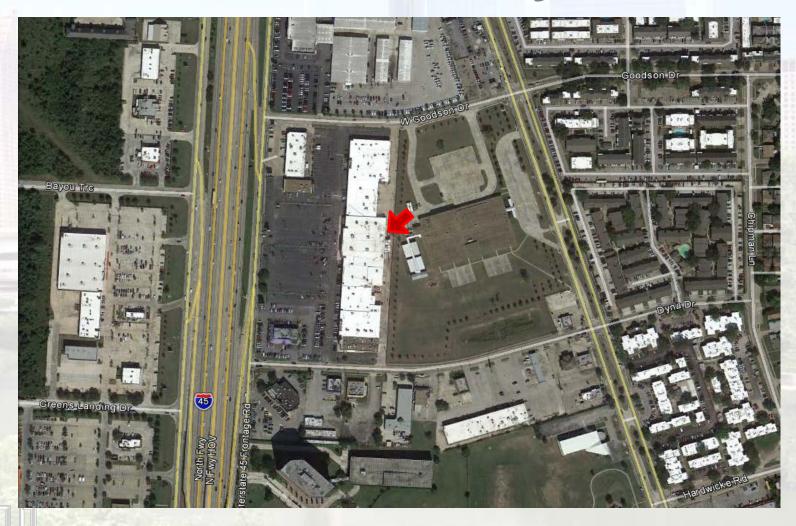
What is an MSD?

- It is a State Program
 - Administered by the Texas
 Commission on
 Environmental Quality
 (TCEQ)
 - Requires Local Support
- Article 13 of Chapter 47
 - Public Hearing Required





10922 North Freeway

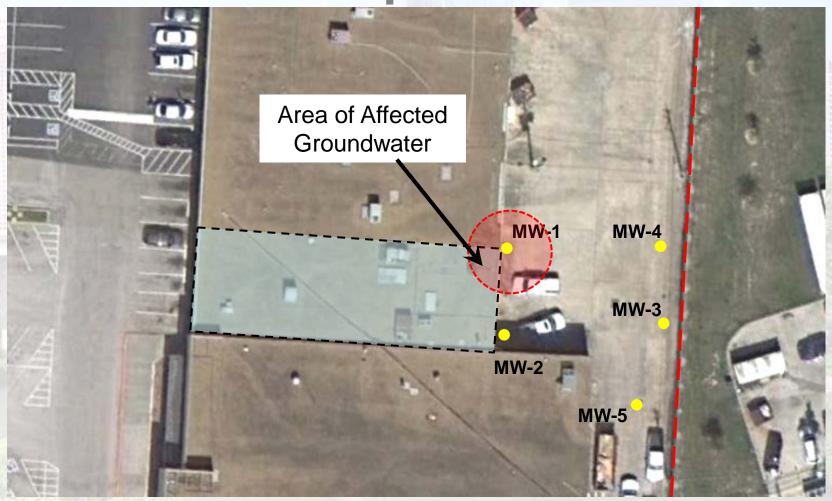


CCG Houston I, LP

- The site is currently developed as a multi-tenant shopping center. Prior to being developed as a shopping center in 1974, the site was undeveloped. Two dry cleaners have historically been located on the site, however only the Crown Cleaners facility, formerly in Suite 10922, operated as an on-site dry cleaning plant from 1997 until 2011.
- Site use is expected to remain the same.



Groundwater Impacts





MSD Notice Letters



Annise D. Parker

Mayor

Michael S. Marcotte, P.E., D.WRE, BCEE Director

Date of Table 11201-1002

February 3, 2010

RE: MSD Application #2009-022-FCE 1111 Lockwood Drive, Houston, TX 77020

Dear Recipient

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a properly at 1111 Lockwood Dirve, Houston, TX 77020 that has contaminated groundwater. We welcome you to attend the public meeting, but it is not mandatory that you come.

The public meeting will be held at:

3/11/2010 6:00 PM

Ripley House

4410 Navigation, Houston, TX 77011

The following notice will give you additional details about the type of contamination that has been found at the site. Please note: the groundwater contamination at the site is very shallow and is not the groundwater that the City of Houston uses for some of its drinking water. Most of the City's drinking water is now from surface water (Lakes Houston, Conrole, and Uningston).

The purpose of this public meeting is to inform you, the nearby neighbors and well owners, about the Municipal Settings Designation (MSD) program and the application. During the meeting a representative from the oity will talk about the MSD program and then the MSD applicant will talk about the sile. You may come to the meeting just to listen or you can share a comment. Comments can be given in person at the meeting or you can send them to the State of Texas and/or to the City of Houston at the following addresses.

Mr. Scott Settemeyer Remediation Division Texas Commission on Environmental Quality P.O. Box 13087, MC-225 Austin. Texas 78711.

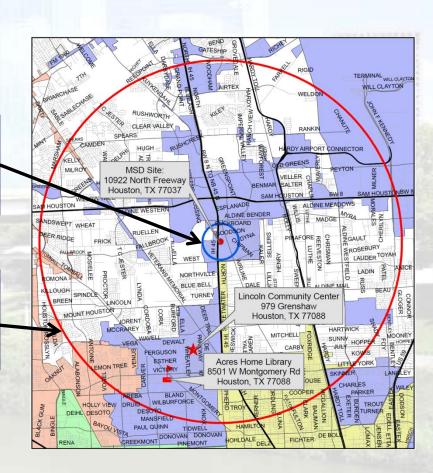
Richard Chapin Public Works and Engineering Department City of Houston 611 Walker, 19th Fl. Houston, Texas 77002

A MSD is the way the city can legally say that the contaminated groundwater at a property cannot be used for drinking water now or in the future, thereby protecting public health. It may also help a contaminated site develop or redevelop because the state's requirements to clean up contaminated groundwater may be set at levels based on this restriction. The MSD does not excuse the applicant from clean up activities such as removing the surface solor reducing other risks to the public.

Council Members: Brends Startig: Jan/s Johnson: Anne Clutterbuck: Wands Adams: Mile Sullivan: Al Hosing: Oliver Pennington: Edward Gonzalez: James G. Rodriguez: Stephen C. Costello: Sue Lovell: Mellass Norlegs: C.O. "Bred" Bradford: Jolands "Jo" Jones: Controller: Ronald C. Green

Property Owners
First-Class Mail
½-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement





Contact Information

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